

85-320-A 274 PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3C.1 to permit a side street setback of 20' in lieu of the required 25'.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Practical Difficulty - Because of the 25 foot setback on the west side of lot #1, erection of a 40 foot home in the front part of this lot would be impossible. The lot begins with a 72 foot wide frontage and widens to 80 feet in the rear. With the current side setback of 25 foot to the west and a 10 foot side setback to the east, a 40 foot home would have to be set back 95 feet from the front road leaving only 55 feet for a rear yard. If the setback is changed to 20 foot on the side, the house can be more appropriately placed 50 foot from the front road.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
James E. and Kathleen M. Althoff	George H. Laudenklos, Jr.
(Type or Print Name)	(Type or Print Name)
<i>James E. Althoff</i>	<i>George H. Laudenklos, Jr.</i>
Signature	Signature
6116 Everall Avenue	Dorothy Laudenklos
Address	(Type or Print Name)
Baltimore, Maryland 21206	<i>Dorothy Laudenklos</i>
City and State	Signature
Attorney for Petitioner:	
(Type or Print Name)	Address
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	James E. and Kathleen M. Althoff
Attorney's Telephone No.:	Name
	6116 Everall Avenue 254-9212
	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of April, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of May, 1985, at 10:15 o'clock

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE

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Contract Purchaser:	Legal Owner(s):
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(Type or Print Name)	(Type or Print Name)
<i>James E. Althoff</i>	<i>George H. Laudenklos, Jr.</i>
Signature	Signature
6116 Everall Avenue	Dorothy Laudenklos
Address	(Type or Print Name)
Baltimore, Maryland 21206	<i>Dorothy Laudenklos</i>
City and State	Signature
Attorney for Petitioner:	
(Type or Print Name)	Address
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	James E. and Kathleen M. Althoff
Attorney's Telephone No.:	Name
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	Address
	Phone No.

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Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-311-A, 85-312-A, 85-313-A, 85-319-A and 85-320-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JCH:slm

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

Case No. 85-320-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of April, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner George H. Laudenklos, et ux Received by *Nicholas B. Commodari*
Petitioner's Attorney
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo

Nicholas B. Commodari
Chairman

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Roads Commission
- Bureau of Fire Prevention
- Health Department
- Project Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

Mr. & Mrs. George H. Laudenklos, Jr.
6116 Everall Avenue
Baltimore, Maryland 21206

RE: Item No. 274 - Case No. 85-320-A
Petitioners - George H. Laudenklos, et ux
Variance Petition

Dear Mr. & Mrs. Laudenklos:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:nrc

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

APRIL 25, 1985

Re: Zoning Advisory Meeting of APRIL 2, 1985
Item # 274
Property Owner: GEORGE H. LAUDENKLOS, JR. et ux
Location: SE/COR. LINCOLN & VERNON AVES.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☐ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☐ The access is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ Parking calculations must be shown on the plan.
- ☐ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☐ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☐ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☐ The amended Development Plan was approved by the Planning Board on _____.
- ☐ The applicant must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by 811.178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

April 8, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 274, 275, 276, 277, and 279 ZAC- Meeting of April 2, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 274, 275, 276, 277, and 279.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cmm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

April 15, 1985

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: George H. Laudenklos, Jr., et ux

Location: SE/COR. LINCOLN AVE. AND VERNON AVENUE

Item No.: 274

Zoning Agenda: Meeting of 4/2/85

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- ☐ 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- ☐ 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- ☒ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *Nicholas B. Commodari*
Fire Prevention Bureau

/mb

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should ~~be~~ granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of May, 1985, that the Petition for Zoning Variance to permit a side yard setback of 20 feet in lieu of the required 25 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. James E. Althoff

People's Counsel

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should ~~be~~ granted.

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1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. James E. Althoff

People's Counsel

BAITIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

April 15, 1985

TO: DAVID J. JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #274, Zoning Advisory Committee Meeting are as follows:

Property Owner: George H. Laudenklos, Jr., et ux
Location: SE/Cor., Lincoln Avenue and Vernon Avenue
Existing Zoning: D.H., 5.5
Proposed Zoning: Variance to permit a side street setback of 20' in lieu of the required 25'.

Acres: 80/80 x 181.03/184.34
District: 14th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

(B) A building/ & other / permit shall be required before beginning construction.

(C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 407 and Table 402, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 5.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,

[Signature]
Charles E. Burdham, Chief
Plans Review

MICROFILMED

ZONING DESCRIPTION

Beginning on the SE/Cor. of Lincoln Ave. and Vernon Ave.
Being Lot #1 on the plat of Laudenklos Property Plat Book
EHK Jr. 47, Folio #9. Also would be known 4131 Lincoln Ave. in
the 14th. Election District.

BAITIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 17, 1985

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #274 (1984-1985)
Property Owner: George H. Laudenklos, Jr., et ux
S/E cor. Lincoln Ave. & Vernon Ave.
Acres: 80/80 x 181.03/184.34
District: 14th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

[Signature]
James A. Narkle, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:as

cc: File

MICROFILMED

PETITION FOR VARIANCE

14th Election District

LOCATION: Southeast corner of Lincoln and Vernon Avenues
(4131 Lincoln Avenue)

DATE AND TIME: Friday, May 17, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 20 ft.
in lieu of the required 25 ft.

Being the property of George H. Laudenklos, Jr., et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

ORDER RECEIVED FOR FILING

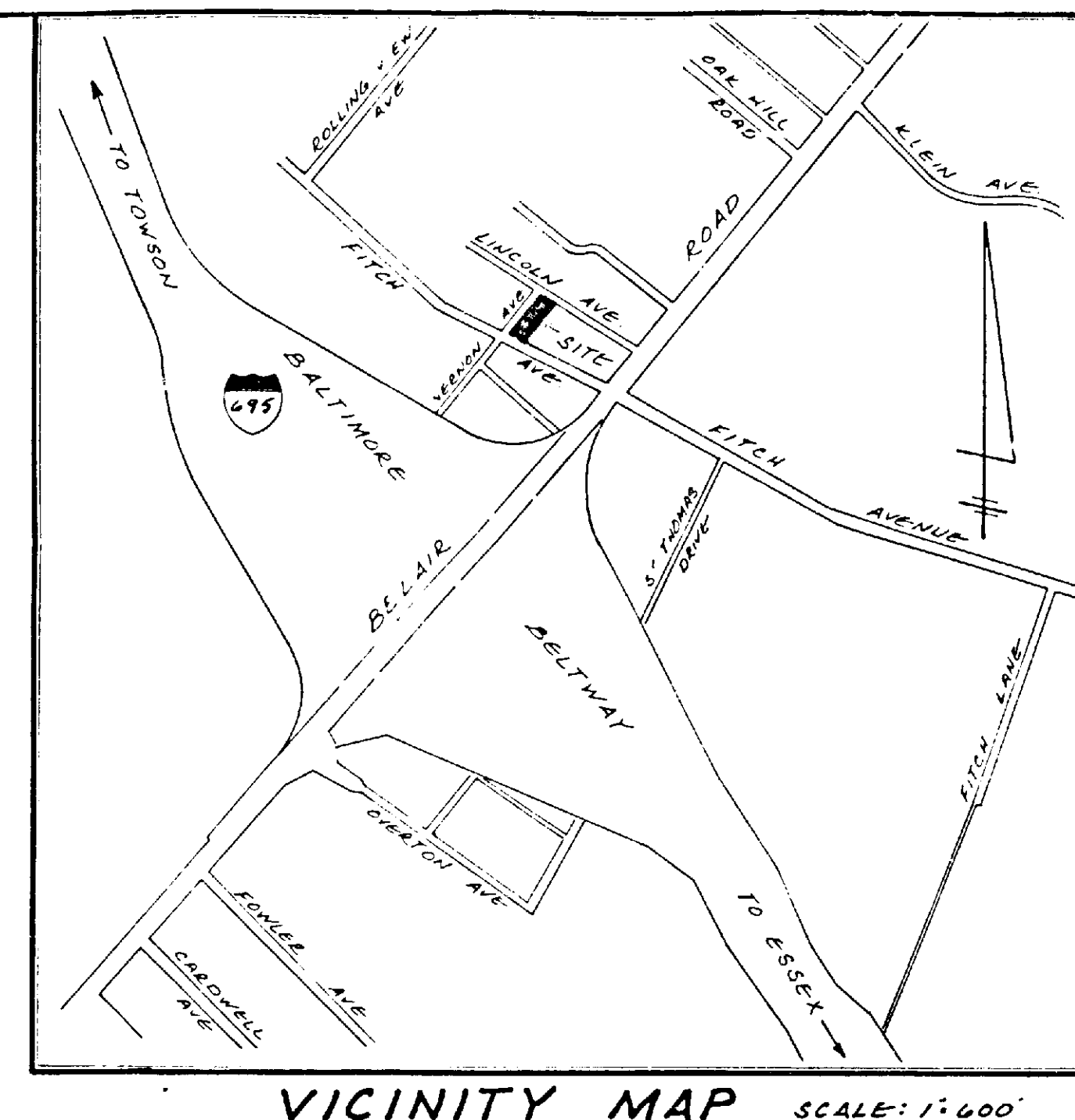
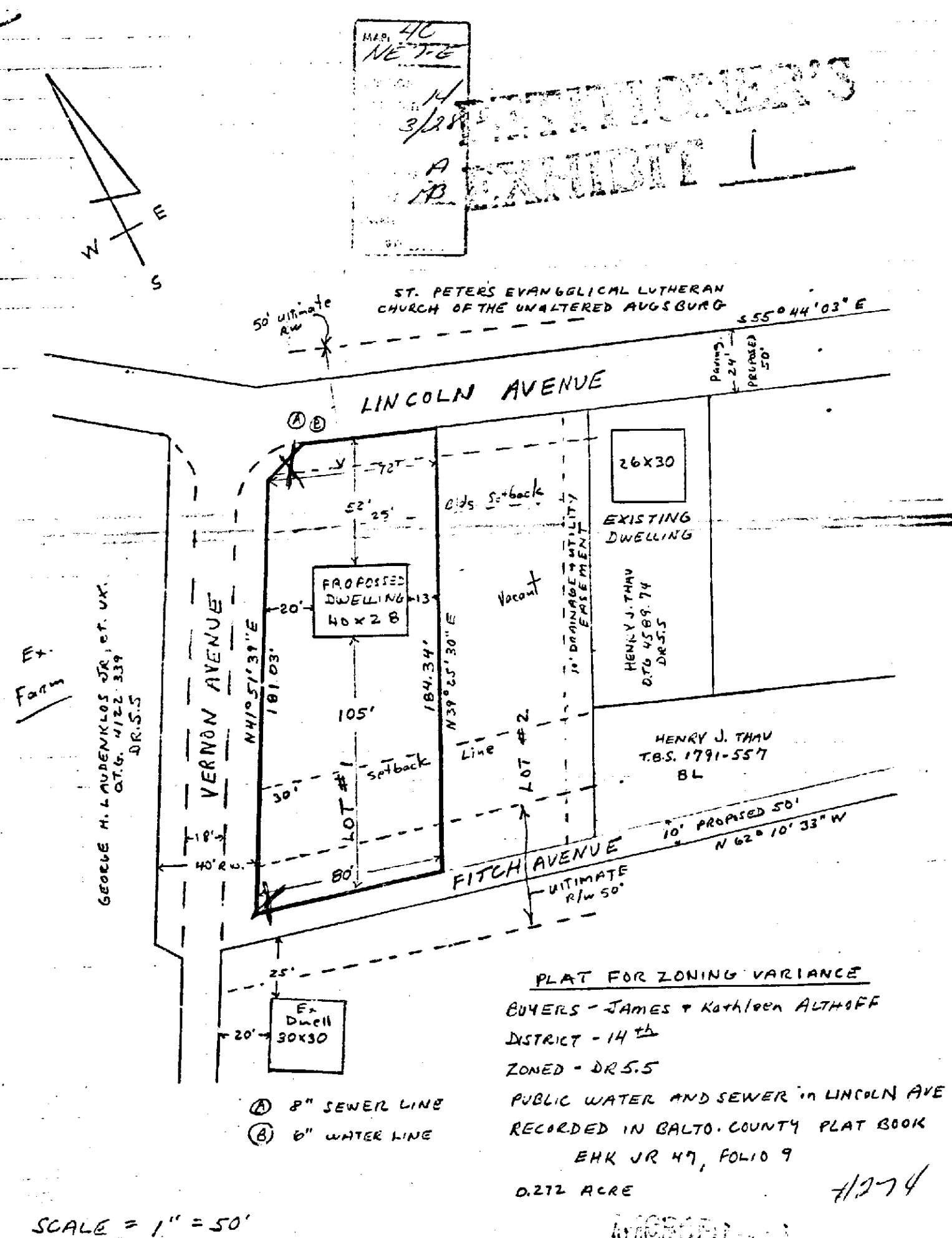
DATE *[Signature]*
BY *[Signature]*

MICROFILMED

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DENSITY CALCULATIONS

0.272 ACRES
0.272 ACRES
0.272 ACRES

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner of Lincoln : OF BALTIMORE COUNTY
& Vernon Aves. (4131 Lincoln :
Ave.), 14th District :
GEORGE H. LAUDENKLOS, JR., : Case No. 85-320-A
et ux, Petitioners :

ENTRY OF APPEARANCE

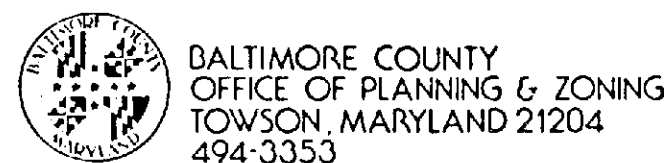
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. George H. Laudenklos, Jr. and Mr. and Mrs. Kathleen M. Althoff, 6116 Everall Ave., Baltimore, MD 21206, Property Owners and Contract Purchasers.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

May 9, 1985

Mr. and Mrs. James E. Althoff
6116 Everall Avenue
Baltimore, Maryland 21206

RE: Petition for Variance
SE/corner of Lincoln & Vernon Avenues
(4131 Lincoln Avenue)
George H. Laudenklos, Jr., et ux - Petitioners
Case No. 85-320-A

Dear Mr. and Mrs. Althoff:

This is to advise you that \$48.84 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007239

DATE: 5/1/85 ACCOUNT: 01-615-000

AMOUNT: \$ 48.84

RECEIVED FROM: Kathy Althoff

FOR: value of posting Case # 85-320-A

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 005323

DATE: 5/1/85 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: James Althoff

FOR: Fee for Pet. Variance # 85-320-A

VALIDATION OR SIGNATURE OF CARRIER

Mr. & Mrs. James E. Althoff
6116 Everall Avenue
Baltimore, Maryland 21206

NOTICE OF HEARING

RE: Petition for Variance
SE/corner of Lincoln & Vernon Avenues
(4131 Lincoln Avenue)
George H. Laudenklos, Jr., et ux - Petitioners
Case No. 85-320-A

TIME: 10:15 a.m.

DATE: Friday, May 17, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Please contact the legal owners to inform them of the hearing. At least one of them should attend the hearing. Their address was not listed on the petition.

Arnold Jablon
Zoning Commissioner
of Baltimore County

April 18, 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 25, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 25, 1985.

THE JEFFERSONIAN,

W. K. Ventral
Publisher

Cost of Advertising
18.00

PETITION FOR VARIANCE
14th Election District

LOCATION: Southeast corner of Lincoln and Vernon Avenues (4131 Lincoln Avenue), 14th District, Towson, Maryland.

DATE AND TIME: Friday, May 17, 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 20 ft. in lieu of the required 30 ft. in the 14th District.

Being the property of George H. Laudenklos, Jr., et ux, as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the appeal during this period for good cause shown. Such request must be received in writing by the date of the hearing and shall be made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
APR 25

Petition for Variance
14th Election District

LOCATION: Southeast corner of Lincoln and Vernon Avenues (4131 Lincoln Avenue), 14th District, Towson, Maryland.

DATE & TIME: Friday, May 17, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

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By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

85-320-A

The Times

Middle River, Md., April 25, 1985

This is to Certify, That the annexed

Peter Max Zimmerman
Reg. L. 717 W

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of successive

weeks before the 25th day of

April, 1985

W. K. Ventral
Publisher.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 4/24/85

Posted for: Variance

Petitioner: George H. Laudenklos, Jr., et ux

Location of property: SE Corner of Lincoln & Vernon Aves. (4131 Lincoln Ave.)

Location of Sign: SE Corner of Lincoln & Vernon Aves. (4131 Lincoln Ave.)

Remarks: Petitioners have been notified by letter of the hearing.

Posted by: Arnold Jablon Date of return: 5/9/85

Number of Signs: 2

